

## New Yorkers Forced from Little Old Manhattan by Rush of Immigrants and Business Growth.

Renewed Summer Pressure Drives Thousands to Suburban Homes.

200,000 NEW COMERS.

Foreign Stream Will Pass 250,000 Next Year—Long Island Gets Overflow.

Immigrants and expanding business are driving new thousands of old residents out of Manhattan.

Residential conditions in old Manhattan centres have grown more congested during the summer. Pressure from both immigrants and business increases every week. It is wiping out the few remaining private dwellings of the middle class. Families who refuse to move into the suburbs are forced to find homes in flats far north of their old home centres.

Of the 1,024,641 persons who passed through Ellis Island immigrant station during the year ending June 30 there were 883,443 real immigrants. The others were tourists or citizens of the United States. There were 669,154 male immigrants' and 278,329 females.

More than 200,000 immigrants have stayed in New York. Most of them are distributed in the districts or colonies which are occupied by their own type. Their coming has pressed hard on the older population of those districts, and it has overflowed into adjoining neighborhoods.

The movement is gaining greater headway every day. The increased population of neighboring districts is driven on into other centres, pushing before it an equal population of a better class. The transformation is communicated from one centre to another until the net result is a continued outward movement through the suburbs.

Newcomer Find Homes.

To discover the point where the immigrant pressure starts, it is necessary to look again at the immigration statistics.

The largest number of immigrants during the year came from Italy. There were 22,000 Italians. The Hebrews numbered 15,000. There were 7,000 Germans; 4,000 Magyars.

The Italians who stayed here started another movement from the centre of the Ghetto, on the lower east side.

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**V Bronx Gets Many Germans.**

A large part of the 20,000 Germans who made their homes in New York went to the Bronx or to Brooklyn, where they did their part in filling districts more recently developed. Thus they did not add greatly to the immigrant pressure in Manhattan, although they reduced by occupation the adjacent area available for the Manhattan overflow.

Of 15,000 Magyars who settled here the majority joined the colonies at Second avenue and Houston street, or along First avenue between Sixty-seventh and Eightieth streets. They added directly to the pressure on all Manhattan centres.

Immigrant Flow Growing.

From advance foreign reports to Government immigrant officers it is figured that the number of real immigrants will pass through Ellis Island during the coming year will exceed 1,000,000. The 883,443 of the past year was 160,000 larger than the number of the 1905-1906 year. If the coming year ends in 1,000,000 it is estimated that at least 200,000 will remain in New York. This presents a population problem entirely independent of the increase from native causes. Combined with the rapid, steady expansion of business it is plain that the forces of residential congestion will soon confine the old Manhattan families into very narrow quarters and force most of them finally into the suburbs.

**Escape by Transit Lines.**

That such a movement into outlying districts will take the form of an exodus is predicted by many close observers. They say that the continually increasing strength of the disturbing elements will bring it about sooner than most persons would expect it.

Real Estate history shows that such movements follow the paths of least resistance. In other words, they run along the most accessible lines of travel.

**South Bronx Well Filled.**

Southern Bronx has been filling rapidly with the Manhattan overflow. During 1905, flat houses were built there to the number of 750, containing homes for 65,000 persons. Land in the entire Bronx zone which had been drawn into rapid transit connection with Manhattan by means of the Subway, rose to prices which discounted improvement with five-story and six-story flats. Nearly 800 such houses have been started during the first half of this year.

With the Bronx rapid transit zone thus filled, the attention of land buyers has turned naturally to Long Island. They believe that Long Island is the logical line of least resistance at present for the overflowing Manhattan population. They are buying lots on all the new rapid transit roads.

**Long Island the Outlet.**

They have started booms in Queens, Suffolk, Nassau and outlying Brooklyn which have almost buried the County Clerk's offices with deeds and mortgages. In Brooklyn and Queens more than 700 such contracts are being recorded each day. In many instances the clerks are far behind in their work.

The buying is by all classes. There are large operators, building corporations, small speculators and investors who put their savings into land rather than into banks or life insurance; and a great mass of genuine home buyers.

**Home Buyers Hold Market.**

Many home buyers who get in with the speculators thus make a speculative wind in addition to their home invest-

ment. They are the strongest factors in the movement.

Although many home-seekers buy property with only a small cash payment, they are ready to complete their purchases by regular installments distributed over a long or short period. They are thus investors of a class which cannot be wiped out. They hold as firmly as do the big estates and dare more than the average rich man. Their speculative value. Their permanence in the market is recognized as a guard against the temporary speculative sales, which are produced by the fluctuations in price levels which attend such a far-reaching real estate transaction.

**Population Makes Values.**

The Long Island movement has progressed to a point concerning stage that leading interests as far off as Pittsburgh and Jamaica declare their country to be the next great field of opportunity. The return to Manhattan business centers is the district between Twenty-first street and the Harlem River. It is years ago that the New York business leaders advanced as southern Bronx to decades ago.

**Quick Trans Northward.**

North Bronx and Westchester are springing booms on the certainty of rapid transit with the opening of the Bronx line last Wednesday. From Bronxfield to Flushing and Jamaica, have doubled during the year. Only in that locality look for a steady rise in proportion with the increase of Greater New York population.

**Builders Move Outward.**

Until a month ago the movement in Queens was limited to actual developments in the way of house construction. Builders were busy in suburban sections of Brooklyn.

Now their buildings are now ready for occupancy, and they are shifting their efforts to developments on Long Island, where there is a steady demand for houses. At Hollis Terrace, adjacent to Flushing, the new section of the Bronx is fast growing, especially because the new transit service will open it to those who may make time to Manhattan business centers.

Both the New York Central and the New Haven railroads will start their electric suburban service before winter. The New York Central's line to the West Bronx and the largest part of Westchester. The New Haven road will open the North and East Bronx, with White Plains and the entire district along Long Island Sound as far as Stamford.

The New York Central electric trains will provide a speedier and more electric train between New York and Stamford before the end of summer. The power station is being built at Cos Cob. It is to be used for the express to start with, the apparatus will have a capacity of 13,000 horse-power. The daily electric locomotives for express service are practically ready to report for duty.

**Foreigners Buying Too.**

The interest in New York suburban lands is increasing. One sale of 100 acres in New Jersey was realized during the past week when a French syndicate entered the market. It is reported that the Marquis Alfred P. du Plessis of Paris is considering the purchase of large tracts in different suburban sections. The New York Central's line to Stamford began operations in New York a few weeks ago, when he joined the syndicate which bought No. 112 Wall Street. They will build a skyscraper there. Later he bought 121 acres in the

**50,000 Lots Sold in Two Weeks.**

Jamaica Park South is another busy spot. The promoters report that \$600,000 worth of lots have been sold during the past two weeks. Stokes & Knowles, who organized the

**GIRLS GET VACATION WITHOUT ANY COST.**

**How Twenty-five Bright Young Women Enjoy Outing, Yet Save Their Money.**

Watchful Bluecoat Finds Reprieve and Makes Him a Prisoner.

Twenty-five particularly bright New York girls have succeeded at last in solving the problem of how to get a most enjoyable summer vacation for nothing.

By "nothing" is meant an entire elimination of all the ordinary summer vacation expenses—hotel bills, railroad fares and other incidentals which make tremendous inroads into the average summer girl's vacation fund long before it is time to return home.

Of course everybody who gets a summer vacation and goes away from New York to spend a week knows something about it. You can't go to a vacation camp for the good, honest boy who goes in summer boarders and for hotel and boarding-house keepers everywhere.

But it is that reason, if for no other, even a New Yorker who expects to get a vacation this year or who has already had one will be interested in knowing what the problem of getting a vacation without cost is all about.

First of all, after solving the problem, the girls organized themselves into a club, and a treasurer who didn't seek the office for the glory there was in them, but merely to show how hard they worked to make the scheme succeed.

Then the girls hustled around for rents and the privilege of pitching little inns in a very charming and secluded little town, far from the noise of the great city.

Some of the club members intend to rent practically the entire summer in their little towns and have a good time.

The sergeant looked into the box. There was a real snake in it. He was entered as John Doe on the blotter, but never to show how hard they worked to make the scheme succeed.

The policeman explained that the snake was running in a gutter when he saw it. He got a box, chased him in, and brought him to the police station.

What the police are going to do with the serpent they do not know.

If some one claims he won't be able to get a room, the girls will be sure to trouble proving the ownership.

The police think the snake escaped from some music publisher's den in Tin Pan Alley.

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**Lively Market in Queens.**

Sustained activity was the feature of the Long Island market during the past week. Real estate sales along the Long Island Railroads' steam and third-rail lines, total considerations of individual investment transactions established a new record for trading.

West Islip, the largest town in the county, was the scene of a great deal of activity, which produced many recent sensational sales, is lacking. In its place is the more desirable small cash purchasing, which is expected to result in a boom.

They want their holdings to enjoy a normal development.

The result of the great number of buying tests the maintenance of firms and activity in the market.

Buying by homeowners was supplemented by speculative sales, which were represented in Hollis, several large apartment houses having been put up.

It is the market for the new home.

There is a lively market in the Bronx.

There